

AVAILABLE

The  
**TEMPLES**  
Company

(912) 538-7000

## Bruner Shops - Metter, GA

747-751 South Lewis Street  
Metter, GA 30439

(Latitude, Longitude)  
(32.38412 , -82.06142 )



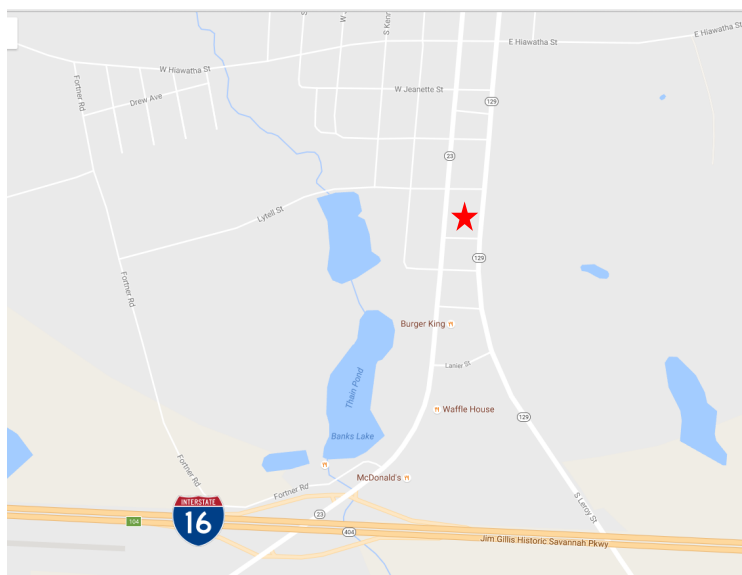
### AVAILABLE SPACES:

1,375 square feet (23' x 60')

1,800 square feet (30' x 60')

### The Bruner Shops in Metter:

- Located between Downtown Metter and I-16 at GA 23 Exit # 104.
- Tenants include Pizza Hut, Pineland, and CT Nails.
- Area tenants include Walgreens, O'Reillys, Burger King, Dairy Queen, Pizza Hut, Taco Bell, McDonald's, Zaxby's and more.



### DEMOGRAPHICS:

	3 miles	5 miles	12 miles
2023 Population:	5,012	6,936	17,614
2023 Households:	1,915	2,631	6,723
2023 Median HH Income:	\$37,906	\$40,197	\$49,309

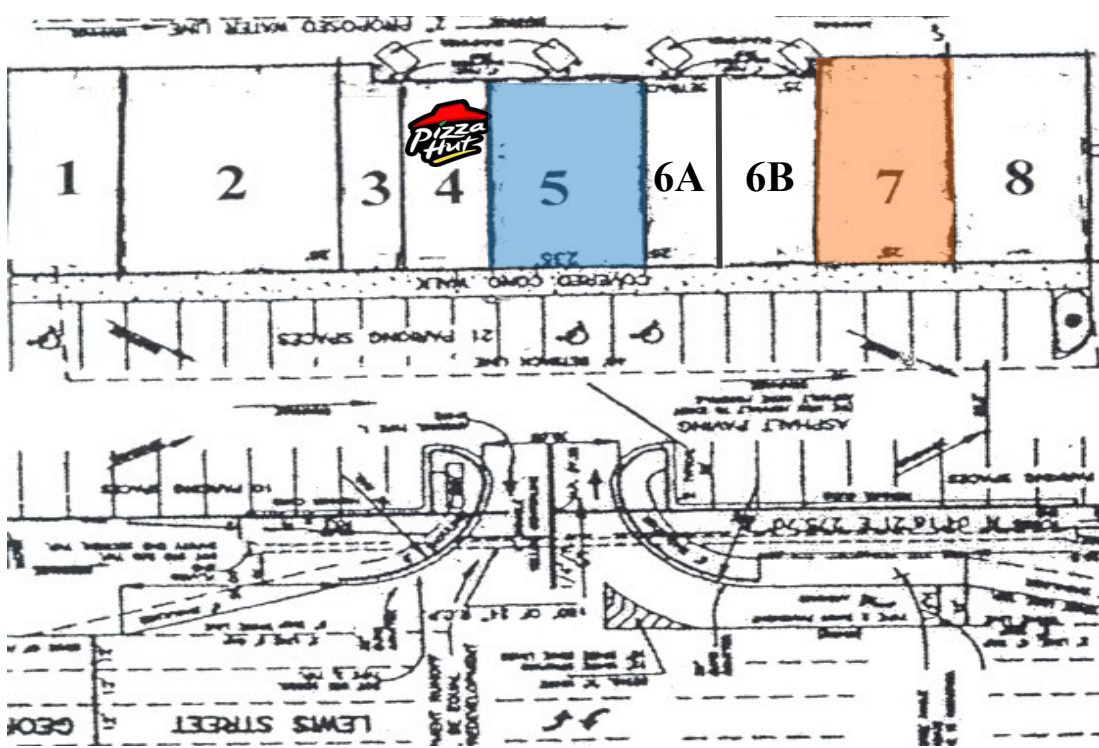
### TRAFFIC COUNTS:

Street:	Daily Count
Lewis Street:	9,250

*Please contact our office for additional information.*

**The Temples Company**  
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\* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 2426SEP



TENANT ROLL:	
Space	Tenant
1 (735)	Waxing Shop
2 (737-739)	Pineland
3 (741)	Nail Salon
4 (743)	Pizza Hut
5 (745)	Vacant
6A (747)	Won Solution
6B (749-A)	C's Braiding
7 (749-B)	Vacant
8 (751)	Kat's Diner

**ASKING LEASE RATE:**

Space	Address	Size	Dimensions	Rent	CAM, Taxes & Insurance*	Monthly Rent
#5	745 South Lewis Street	1,375 s.f.	23' x 60'	\$10.50 per s.f.	\$0.99 per s.f.	\$1,203.13 + 113.44 = \$1,316.57
#7	749-B South Lewis Street	1,800 s.f.	30' x 60'	\$10.00 per s.f. **	\$0.99 per s.f.	\$1,500.00 + 148.50 = \$1,648.50

\*Breakdown: Common Area Maintenance - \$0.176 per s.f.; Taxes - \$0.436 per s.f.; Insurance - \$0.377 per s.f.      \*\*Includes Vanilla Box Specs

**Downtown Metter**

